

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Registration Form

1. Name of Property

historic name The Ellsworth Apartments  
other names/site number Parkview Homes. The Lee

2. Location

street & number 928 Paseo Boulevard [ n/a ] not for publication  
city or town Kansas City [ n/a ] vicinity  
state Missouri code MO county Jackson code 095 zip code 64106

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this  
[x] nomination [ ] request for determination of eligibility meets the documentation standards for registering properties in the National Register of  
Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets [ ]  
does not meet the National Register criteria. I recommend that this property be considered significant [ ] nationally [ ] statewide [x] locally.  
(See continuation sheet for additional comments [ ].)

  
Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

10 Sept 02  
Date

Missouri Department of Natural Resources  
State or Federal agency and bureau

In my opinion, the property [ ] meets [ ] does not meet the National Register criteria.  
( See continuation sheet for additional comments [ ]. )

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

Signature of the Keeper  
Action

Date of

- [ ] entered in the National Register  
See continuation sheet [ ].  
[ ] determined eligible for the National Register  
See continuation sheet [ ].  
[ ] determined not eligible for the National Register.  
[ ] removed from the National Register  
[ ] other, explain:  
See continuation sheet [ ].

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The Ellsworth Apartments

Jackson County, Missouri

Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri

**5. Classification****Ownership of Property**

☒ private  
☐ public-local  
☐ public-state  
☐ public-Federal

**Category of Property**

☒ building(s)  
☐ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**

contributing	noncontributing	
1	0	building
0	0	sites
0	0	structures
0	0	objects
1	0	total

**Name of related multiple property listing.**  
Apartment Buildings on the North End of The  
Paseo Boulevard in Kansas City, Missouri

**Number of contributing resources**  
**previously listed in the National Register.**  
N/A

**6. Function or Use****Historic Function**

DOMESTIC/multiple dwelling  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Current Functions**

DOMESTIC/multiple dwelling  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**7. Description****Architectural Classification**

OTHER: Apartment Building  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

see continuation sheet [ ].

**Materials**

**foundation** Limestone  
**walls** Brick  
**roof** Synthetics  
**other** Brick  
Wood  
Limestone  
 \_\_\_\_\_  
 \_\_\_\_\_

see continuation sheet [ ].

**NARRATIVE DESCRIPTION**

See continuation sheet [x]

**The Ellsworth Apartments**

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**8. Statement of Significance****Applicable National Register Criteria**

☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history

☐ **B** Property is associated with the lives of persons significant in our past.

☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

Property is:

☐ **A** owned by a religious institution or used for religious purposes.

☐ **B** removed from its original location.

☐ **C** a birthplace or grave.

☐ **D** a cemetery.

☐ **E** a reconstructed building, object, or structure.

☐ **F** a commemorative property.

☐ **G** less than 50 years of age or achieved significance within the past 50 years.

**Areas of Significance**

Architecture

**Periods of Significance**

ca. 1906

**Significant Dates**

ca. 1906

**Significant Person(s)**

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Unknown

**Narrative Statement of Significance**

(Explain the significance of the property on one or more continuation sheets.)

**9. Major Bibliographic References****Bibliography**

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

**Previous documentation on file (NPS):**

☐ preliminary determination of individual listing (36 CFR 67) has been requested

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey

# \_\_\_\_\_

☐ recorded by Historic American Engineering Record

# \_\_\_\_\_

**Primary location of additional data:**

☒ State Historic Preservation Office

☐ Other State Agency

☐ Federal Agency

☐ Local Government

☐ University

☐ Other:

Name of repository: \_\_\_\_\_

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**10. Geographical Data**Acreage of Property less than one acre

UTM References (Source: On-site GPS readings, taken at the front of the building 4/28/00)

A. Zone	Easting	Northing	B. Zone	Easting	Northing
15	364779	4329284			
C. Zone	Easting	Northing	D. Zone	Easting	Northing

[ ] See continuation sheet

**Verbal Boundary Description**

(Describe the boundaries of the property on a continuation sheet.)

**Boundary Justification**

(Explain why the boundaries were selected on a continuation sheet.)

**11. Form Prepared By**name/title Brenda R. Spencerorganization \_\_\_\_\_ date 3 September, 2002street & number 10150 Onaga Road telephone 785-456-9857city or town Wamego state Kansas zip code 66547**Additional Documentation**

Submit the following items with the completed form:

**Continuation Sheets****Maps**

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

**Photographs**

Representative black and white photographs of the property.

**Additional Items**

(Check with the SHPO or FPO for any additional items)

**Property Owner**

(Complete this item at the request of SHPO or FPO.)

name Jazz Hill Homes, L.P.; Contact: Ross R. Freeman, President, Pioneer Group, Inc.street & number 1200 S. Kansas Avenue telephone 785-232-1122city or town Topeka state Kansas zip code 66612-1331

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The Ellsworth Apartments  
Jackson County, Missouri

Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri

7. Narrative Description

Summary:

The Ellsworth Apartments is located in the 900 block of The Paseo Boulevard in Kansas City (Jackson County), Missouri. It is a representative of the apartment development on The Paseo, North of Interstate 70 in Kansas City, Missouri (1900-1930) as identified in the MPS cover document *Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri*. This building is one of eleven apartment buildings remaining on the west side of The Paseo (between 9th and 14th Streets). The Ellsworth is in fair to good condition. The three story apartment building was constructed ca. 1906. It is a red brick load-bearing structure with a rectangular plan that measures approximately 78' x 36'. The most significant exterior feature is a full-width front porch with full-height columns of white glazed brick located on the east (primary) facade.

Elaboration:

The Ellsworth Apartment building occupies the east two-thirds of the site and has a small paved parking area at the rear. Adjacent lots to the north and south also contain apartment buildings. The lot naturally slopes eastward and the lawn at the front of the building is raised several feet above the level of the sidewalk and street. Concrete steps lead to the front porch from the sidewalk. The raised lawn is contained by a natural-faced and coursed limestone retaining wall, which abuts the sidewalk running parallel to The Paseo Boulevard. The Paseo is a dual boulevard that descends gradually forming small parks in the median of each block at intersecting streets. These small parks are landscaped and are widely recognized for their fountains, memorials, pergolas, and gardens. The park at the north end of the 900 block of Paseo features the 9th Street fountain, later named the Women's Leadership Fountain. At the south end of the block across from the apartment buildings at 924, 928, and 930 Paseo, there is a small plaza containing the August R. Meyer Memorial. The memorial to the first president of the Board of Park Commissioners was dedicated in 1909 at the current location. New York sculptor Daniel French designed the memorial, the first to be placed in a Kansas City park.

The Ellsworth was designed as an apartment building at the time of its construction ca. 1906 and continues to function as apartments. The building was converted to public housing through the 1975 HUD remodeling. It is endangered by its location in a blighted area and general lack of maintenance. The Ellsworth Apartments, along with ten other apartment buildings and the Henderson Home (Listed on the National Register of Historic Places in 1979) is proposed for rehabilitation in an effort to preserve the buildings, provide quality affordable housing, and continue to work toward revitalization of the area. The Ellsworth is representative of the apartment development that occurred along the north end of The Paseo between 1900-1930. The property type is typically a multi-story masonry building, generally rectangular in form and distinguished by one or more prominent multi-story porches.

The Ellsworth Apartments is a three story masonry building with a full basement. It has a natural-faced and coursed limestone foundation and running bond red brick on the upper facade. The building has a flat membrane roof with parapets and there is a metal cap on the parapet wall.

The east (primary) facade is three equal bays wide. Embellishments distinguish the east facade from the side and rear facades. The foundation has a dressed watertable and there is a simple corbeled brick cornice. The front corners of the building are ornamented with alternating bands of white glazed brick and red brick to simulate quoins. The most dominant feature is the multi-story front porch. The porch columns of white glazed brick, have simple square stone bases and capitals. There is significant spalling and chipping of the glazed brick on the columns and quoins. The porch floors are concrete slabs with some deterioration on the first floor. The porch has metal railings at each level, installed in the 1975 HUD remodeling to meet life safety codes. The porches

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historically featured white turned wood balusters. The center bay on the east facade has entrances at each level of the porch. The wood door surrounds are original. On the first floor, a metal replacement door with six lights is flanked by sidelights and a three-light transom window with beveled glass. The metal replacement doors on the second and third floor each have one light and are flanked by paneled sidelights with three beveled glass lights. Each flanking bay on the front facade has a replacement double-hung aluminum window set in the original masonry openings which have a slightly arched brick lintel and a dressed stone sill. There are metal security bars on the first floor windows. The existing doors and windows are a result of the 1975 remodeling. The type and style of the historic windows and doors are unknown because they are shadowed by the porch in all available historic photographs. The porch roof is a low slope hip with a boxed eave and narrow soffit resting on a simple wood entablature. The eaves and the ceiling on the third floor is bead-board; the ceilings on the first and second floors have been replaced with plywood. There is some wood deterioration and peeling paint on the porch eaves, soffit, entablature, and ceilings.

The south and north (side) facades are identical. They have minimal public exposure with approximately six feet between the side facades and adjacent apartment buildings to the north and south. The space between buildings is paved. A metal replacement door provides basement access on the west end of the south facade. There are seven windows per floor which align vertically. There are metal security bars on the first floor windows. The building is currently vacant and the windows on the lower levels are boarded up to reduce vandalism. It appears that all windows are replacement double-hung aluminum windows installed in the 1975 remodeling. The windows are set in the original masonry openings which have a slightly arched brick lintel and a dressed stone sill. At the top of the building, the parapet wall steps down to the west (rear) of the building.

The west (rear) facade is three unequal bays wide. The center bay is a pair of door openings where the existing metal fire escape was installed in the 1975 remodeling. There are metal replacement doors in the south opening with plywood covering the transom areas above the doors; the door openings on the north are infilled with plywood. The flanking side bays are narrower than the center bay and have a former door opening that has been downsized with plywood to accommodate a replacement double-hung aluminum window on each floor. The masonry openings on the rear facade have slightly arched brick lintels and brick sills. There are metal security bars on the first floor windows. New gutters and downspouts have been installed. The precise historic configuration of the rear facade is unknown. The presence of the former door openings at each level could indicate individual rear porches or an original fire escape.

The interior layout is a central corridor with four apartments per floor. The original room configuration is unknown; the plans available from the 1975 remodeling do not include demolition plans but there is a note to remove existing walls not to be reused. The existing interior partition walls could be original or a result of the 1975 remodeling. There is an airlock at the primary entry on the first floor porch (east facade). The interior door is a metal replacement door with a sidelight and a three-light beveled glass transom window. The wood stairway is intact with some damaged and replacement members. On the first and second floors, the lower most tread extends beyond the stringer to form a half circle. The stairs are wood and have an applied cut-out wood stringer molding. They have been painted and have a rubber non-slip runner installed on treads and risers. At the first floor, there is a replacement metal square newel post and plain metal railing. On the second floor, there is a simple square wood newel post with a flat square cap. The newel posts on the third floor are square posts with recessed panels, presumed to be original. The wood railing with turned balusters is intact but has several square replacement balusters. All interior doors and frames were replaced in the remodeling. There are no interior window surrounds or frames. Interior finishes and fixtures are modern as a result of the 1975 remodeling. The walls and ceilings are

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textured gypsum board. The floors in the common areas and living areas of each apartment are carpeted and have a vinyl base. There is vinyl floor covering in the kitchen and bath of each apartment. There are modern fixtures in the kitchens and baths and modern light fixtures throughout the building. The 1975 remodeling included installation of modern plumbing and HVAC.

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8. Narrative Statement of Significance

Summary:

The Ellsworth Apartments, 928 The Paseo Boulevard, Kansas City, Missouri, is locally significant under Criterion C in the area of ARCHITECTURE. It is representative of the apartment buildings on the north end of The Paseo and meets the registration requirements set forth in the Multiple Property Submission cover document *Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri*. The period of significance corresponds to the approximate date of construction, c.a. 1906. Based on the historic context "Apartment Development on The Paseo, North of Interstate 70 (Fourteenth Street), Kansas City, Missouri 1900-1930," The Ellsworth Apartments is significant as an example of the apartment development on the north end of The Paseo Boulevard, Kansas City's oldest, longest, and most prominent boulevard (resulting from George Kessler's 1893 Plan for Parks and Boulevards).

Elaboration:

The Ellsworth Apartment building is first listed in Hoyer's Kansas City Blue Book and Club Directory in 1906, although the Kansas City Landmarks Commission's card file identifies a 1903 date of construction (from a former building inventory, primary source unknown). An 1885 water permit for this address is for a house, which is consistent with the 1896 Sanborn Insurance Maps that also indicates a house on the property. *Legacy of Design* states that the dilapidated houses lining the roadway (between 9th and 15th Streets on Paseo) had been removed by April, 1898 for development of The Paseo Boulevard. The 1909 Sanborn Map indicates the presence of the current building and a 1912 building permit identifies installation of a roof over the third floor bedroom flat, thus corroborating the 1906 listing in the city directory. Therefore, the Ellsworth Apartment Building is presumed to have been constructed circa 1906, consistent with the period of construction of adjacent apartment buildings on the north end of The Paseo.

The apartment buildings on the west side of The Paseo were constructed along this newly developed boulevard from the turn of the century through 1913 and thrived as apartments for young families and professionals for a short period thereafter. A number of prominent Kansas City citizens were involved in the development of these apartment buildings (see MPL cover document). Exhaustive research did not uncover a precise date of construction nor the architect or builder of The Ellsworth Apartments.

The period of significance for this property is ca. 1906, the approximate date of construction. The building meets the property type registration requirements outlined in the Multiple Property cover document *Apartment Buildings on the North End of The Paseo Boulevard in Kansas City, Missouri*. The property maintains integrity of location, design, setting, materials, and association. The Ellsworth apartment building retains the general characteristics of the property type including: its historic relationship to the street, rectangular form, flat roof with parapets, stone foundation and exterior brick walls, ornamentation including a corbeled brick cornice, arched brick lintels and white glazed brick quoining, and its two-story porch with white glazed brick columns. The exterior of the building retains its historic configuration and design. A 1912 building permit identifies installation of a new roof, the only alteration documented by building permits prior to the 1975 remodeling.

The only existing historic fabric visible on the building's interior is the stairway and door surrounds at the porch entries. The 1975 HUD rehabilitation project included extensive interior remodeling, replacement of windows, doors and porch railings, and installation of fire escapes at the rear. The changes in this building are common

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modifications as defined in the property type registration requirements. These modifications do not sufficiently affect the integrity of the property to cause it to be ineligible for listing.

The Ellsworth Apartments stand as one of eleven remaining distinctive examples of apartment buildings on the north end of The Paseo Boulevard. The building is locally significant under Criterion C in the area of architecture as a representative of the apartment development on The Paseo, north of Interstate 70 in Kansas City, Missouri 1900-1930.

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**9. Bibliography**

1975 Drawings by William Johnson, 424 Law Building, KC, MO, for the Housing Development Corporation and Information Center (for the 1975-76 HUD remodeling).

Building Permits, City Archives, 2<sup>nd</sup> Floor Oak Tower Building, Kansas City, Missouri.

Hoye's Kansas City Blue Book and Club Directory. Kansas City: Hoye's Directory Company, Compilers, Printers, and Bindery, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1913, 1914, 1917.

Jackson County, Missouri Tax Assessment Records, 1999.

Sanborn Insurance Maps, Kansas City, Missouri. New York: Sanborn Map Company, 1896, 1909, 1940.

USGS Quad Map: Kansas City, Missouri and Kansas. c.1983.

Water Permits, 5<sup>th</sup> Floor, City Hall, Kansas City, Missouri.

*See MPL cover document for additional references.*

**10. Geographical Data**

**Verbal Boundary Description**

Township 49 Range 33 Section 4

Lot 13 of Block A, Pratts Addition in Kansas City, Jackson County, Missouri.

See Figure 1 - survey, Tract II.

**Boundary Justification**

The boundaries reflect the property lines of the site on which the apartment building is located.

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Additional Documentation

Photographs

Except where noted, all photographs were taken January-May, 2000 by Brenda R. Spencer; Spencer holds the original negatives.

<u>Photo #</u>	<u>Description of Views. [ ] indicates camera direction</u>
1	East (front) elevation [W]
2	North (side) elevation from NE corner of building [SW]
3	Porch column and slab detail at SE corner [SW]
4	West (rear) and south (side) elevations from SW corner of building [NE]
5	Porch detail on 2 <sup>nd</sup> floor of east elevation [W]
6	Door surround and transom at 1 <sup>st</sup> floor entry on east elevation [W]
7	Interior Stairway - 1 <sup>st</sup> floor
8	Interior Stairway - 2 <sup>nd</sup> floor
9	Stringer detail on interior stairway
10	Interior view of 2 <sup>nd</sup> floor porch entry on east elevation [E]
11	"Typical" interior corridor
12	"Typical" apartment interior
13	Context: NW Corner of 10 <sup>th</sup> and Paseo - 930, 928, and 924 Paseo (L to R) [NW]
14	Context: 900 block of Paseo from Women's Leadership fountain 928, 930 and 1000 Paseo (R to L) [SW]

Figures

<u>Figure#</u>	<u>Description</u>
1	Survey
2	Photocopy of 1975 photograph of building Source: 1975 drawings for HUD remodeling, William Johnson, architect



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Figure 2. Photocopy of 1975 photograph of building, from 1975 drawings for HUD remodeling, William Johnson, architect

























